

SmartSale

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Clegg Street

Haslingden, Rossendale BB4 5LW

- Well-proportioned living space ideal for relaxing or entertaining
- Well-sized bedrooms with good floor space
- Enclosed low-maintenance rear yard
- Fitted kitchen with ample worktop preparation space
- Three-piece bathroom suite

£134,995 Freehold





Location

Full Description

Welcome to this charming two-bedroom terraced house located in the heart of Haslingden, a perfect home for first-time buyers or those looking to downsize. This beautifully presented property offers a comfortable and cosy living space with a practical layout, incorporating one reception room and a modern bathroom. With great potential to personalise and add your own touch, this inviting home enjoys a convenient position close to local amenities, transport links, and green spaces, making it an ideal choice for those seeking a blend of community and convenience.

Upon entering the property, you are welcomed into the spacious reception room that serves as the heart of the home. This bright and airy space offers plenty of room for both lounging and dining, featuring large windows that bathe the room in natural light. The neutral decor provides a versatile backdrop, allowing you to easily incorporate your own furnishings and style preferences.

The kitchen, located just off the reception room, is thoughtfully designed for everyday functionality. It boasts ample work surfaces and storage cupboards, making meal preparation a pleasure. There is enough space to accommodate appliances and a small breakfast table if desired, making it a practical spot for casual dining or family meals.

The property comprises two well-proportioned bedrooms, both showcasing large windows and neutral walls that create a peaceful atmosphere. The master bedroom easily fits a double bed with additional furnishings, while the second bedroom offers flexibility as a guest room, home office, or nursery, depending on your needs.

The bathroom is modern and neatly presented, featuring a contemporary suite including a bath with shower overhead, a wash basin, and a WC. Neutral tiling and subtle fixtures complete the look, providing a relaxing space to unwind after a busy day.

Externally, the property benefits from a small, low-maintenance yard area to the rear, ideal for outdoor seating and enjoying fresh air in privacy. There is on-street parking available nearby, providing

convenient access for residents and visitors alike. Overall, this two-bedroom terraced house in Haslingden is a fantastic opportunity to secure a comfortable home in a sought-after location.

Whether you are a first-time buyer or looking for a well-positioned property, don't miss out on the chance to make this welcoming house your new home. Contact us today to arrange a viewing and discover all that this lovely property has to offer!

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in

this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY



Local Authority **A**
Council Tax Band **A**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.